

47, Furlongs Road Sedgley, DY3 3UT



## 47 Furlongs Road Sedgley Offers in Region of £224,950

## \*HUGE POTENTIAL \* TWO RECEPTION ROOMS \*NO UPWARD CHAIN

 ROOM DIMENSIONS Entrance Porch Reception Hall Lounge 13'1" max by 10'9" Kitchen 11'0" by 8'4" Dining Room 11'0" max by 11'0" Side Hall Utility Room 6'3" by 6'5" Guest WC 6'2" by 2'7"

## FIRST FLOOR

First Floor Landing Bedroom One 10'18" by 10'0" with a range of built-in Wardrobes, drawers and overhead storage Bedroom Two 10'10" by 10'6" max with built-in wardrobes Bedroom Three 7'10"max by 7'3" to built-in wardrobes Bathroom 7'0" by 5'6"

> *OUTSIDE* Enclosed Well Kept Rear Garder Front Garden

• ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must no be relied upon as statement of fact. POTENTIAL BUY-ERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.







Positioned within walking distance of Sedgley High Street, popular local schools and other amenities, is an impressive starter home that offers huge potential. Being double glazed and gas centrally heated, this deceptively spacious family home also offers; entrance porch, reception hallway, lounge, fitted kitchen with pantry cupboard, dining room, side hall that gives access to utility room and guest W/C, first floor landing, THREE BEDROOMS (that all include built in or fitted wardrobes/ storage), bathroom, garden to front &

rear. NO UPWARD CHAIN EPC - E Council Tax - B Tenure - Freehold Construction: Brick with a pitched interlocking tile roof and a small flat felt roof section at the first floor. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-andinternet/advice-for-consumers/advice/ofcomchecker SEDGLEY BRANCH

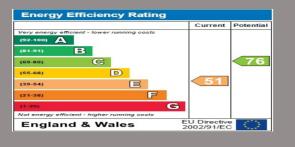
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Agents contact details: 2A DUDLEY STREET SEDGLEY DY3 1SB T: 01902 880888

e. Sedgley@taylorsestateagents.co.uk

www.taylors-estateagents.co.uk



Offices at: KINGSWINFORD HALESOWEN STOURBRIDGE BRIERLEY HILL SEDGLEY



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